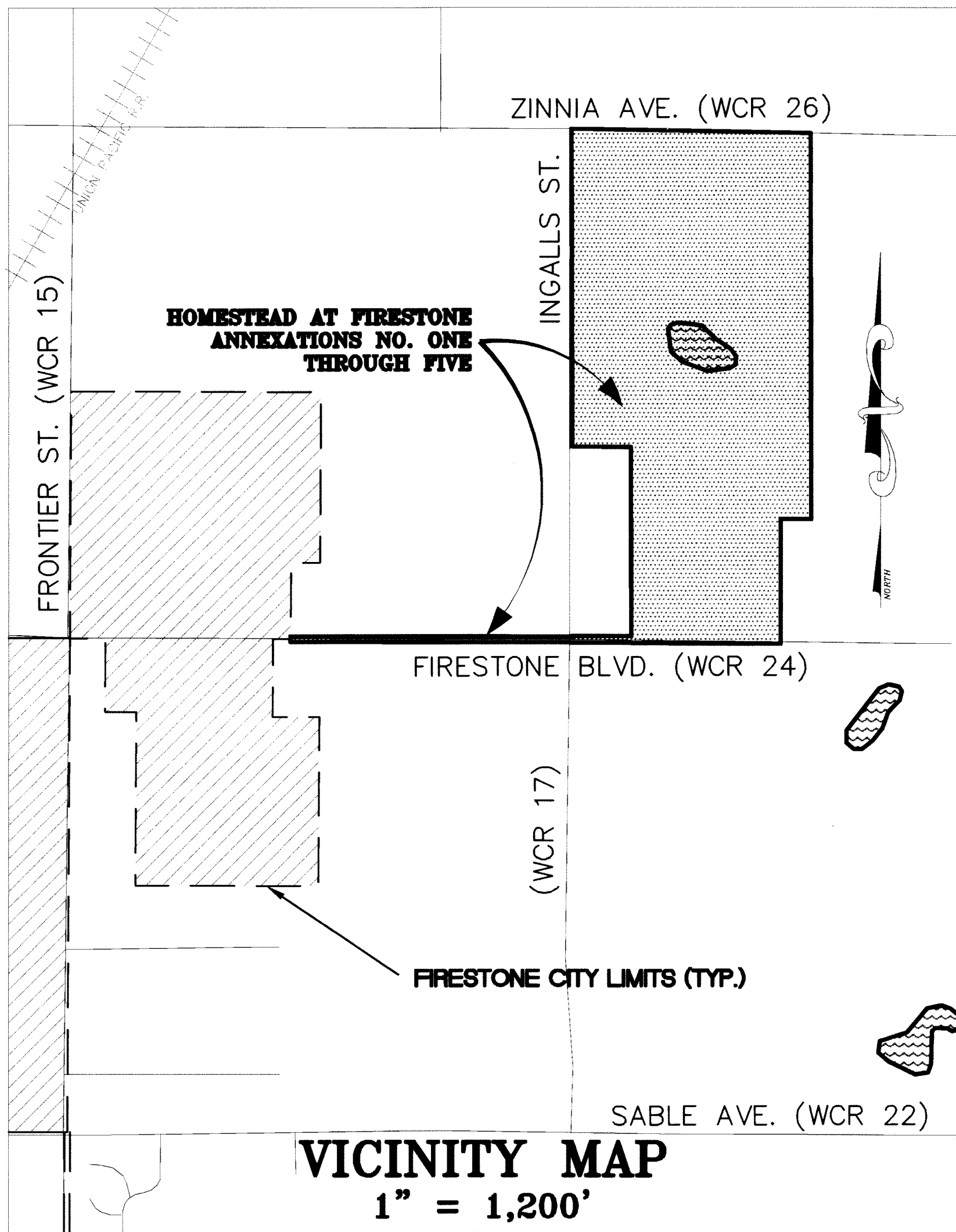


OUTLINE DEVELOPMENT PLAN
HOMESTEAD AT FIRESTONE
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 5



OWNER/DEVELOPER:
Homestead At Firestone, LLC
P.O. BOX 599
Mead, CO 80542
970.535.6074

TECHNICAL CONSULTANTS

ENGINEER:
David B. Shupe, P.E. #5914
J L Walter Consulting
114 E. 5th Street
Loveland, CO 80537
970.613.2037

SURVEYOR:
Rod Walters, P.L.S.# 16847
Nolte Associates, Inc
1901 Sharp Point Drive, Suite A
Fort Collins, CO 80525
970.221.2400

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF AND EAST HALF OF SECTION 5, THE WEST HALF OF SECTION 4, THE NORTH HALF OF SECTION 8, AND THE NORTH HALF OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., AND THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 89°57'19" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 312.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°41'49" WEST, ALONG THE EAST LINE OF VOGL ANNEXATION NO. FOUR, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 89°57'19" EAST, PARALLEL WITH AND 30 FEET SOUTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 312.12 FEET;
THENCE SOUTH 89°36'35" EAST, PARALLEL WITH AND 30 FEET SOUTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2689.03 FEET;
THENCE SOUTH 89°28'58" EAST, PARALLEL WITH AND 30 FEET SOUTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2269.20 FEET;
THENCE NORTH 00°07'08" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1350.00 FEET;
THENCE SOUTH 89°28'58" EAST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 330.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE NORTH 00°07'08" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1316.07 FEET TO THE CENTER OF SECTION 4;
THENCE NORTH 00°08'05" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 2847.56 FEET;
THENCE NORTH 89°32'42" WEST, ALONG A LINE PARALLEL WITH AND 30 FEET NORTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2633.17 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 17;
THENCE SOUTH 00°04'48" WEST, ALONG SAID WEST RIGHT OF WAY LINE, SAID LINE BEING PARALLEL WITH AND 30 FEET WEST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2837.52 FEET;
THENCE SOUTH 00°05'14" WEST, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, SAID LINE BEING PARALLEL WITH AND 30 FEET WEST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2613.34 FEET;
THENCE NORTH 89°36'35" WEST, PARALLEL WITH AND 30 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 AND ALONG ITS EASTERLY PROLONGATION, A DISTANCE OF 2758.47 FEET;
THENCE NORTH 89°57'19" WEST, PARALLEL WITH AND 30 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 312.23 FEET;
THENCE SOUTH 00°41'49" WEST, ALONG THE EAST LINE OF VOGL ANNEXATION NO. FOUR, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PARCEL DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 37°06'53" EAST, A DISTANCE OF 49.82 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 17, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°05'14" EAST, ALONG SAID EAST RIGHT OF WAY LINE, SAID LINE BEING PARALLEL WITH AND 30 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2051.64 FEET;
THENCE SOUTH 89°24'03" EAST, A DISTANCE OF 630.00 FEET;
THENCE SOUTH 00°05'14" WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2040.81 FEET;
THENCE NORTH 89°28'58" WEST, PARALLEL WITH AND 40 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 629.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 297.247 ACRES, MORE OR LESS.

SHEET INDEX:

- 1 TITLE SHEET
- 2 ODP TEXT SHEET
- 3-4 OVERALL MAP SHEET
- 5 SUBAREA PLAN

OWNER'S ACCEPTANCE:

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER:

BY: John W. Zadel
HOMESTEAD AT FIRESTONE, LLC

STATE OF COLORADO)

COUNTY OF WELD)

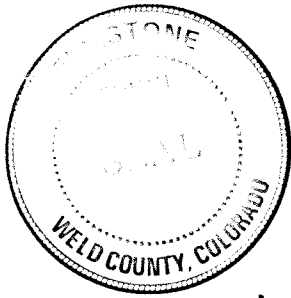
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2005.

BY: John W. Zadel - President

WITNESS MY HAND AND OFFICIAL SEAL.

Samantha A. Fleming
NOTARY PUBLIC

July 7, 2007
MY COMMISSION EXPIRES



TOWN'S CERTIFICATE

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS 24 DAY OF

MARCH, 2005

M. R. Zadel
MAYOR

Judy Hegwood
ATTY. TOWN CLERK

Firestone Information Block	
Revision Date:	
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REVISIONS		By	Date
Description	SUBMITTAL SETS	JLW/99A	2-17-05
	ADDRESS COMMENTS	JLW/99A	3-9-05
	CONDITIONS OF APPROVAL	JLW/99A	4-12-05

JL Walter Consulting
114 E. 5th Street
Loveland, CO 80537
(970) 613-2037
Project Management
Mobile (970) 539-9179
FAX (970) 203-1147

DATE:	9-27-04
SCALE:	As Shown
DRAWN:	JCW

TITLE: TITLE SHEET
OUTLINE DEVELOPMENT PLAN
HOMESTEAD AT FIRESTONE
HOMESTEAD AT FIRESTONE, LLC

JOB NO.: _____

SHEET
1 of 5

OUTLINE DEVELOPMENT PLAN
HOMESTEAD AT FIRESTONE
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 5

Project Concept

The Project Concept is to take land having a very limited agricultural production capability and utilize it to provide a residential community of approximately 560 units that will become an integral part of the Town of Firestone. This land is within the Firestone Urban Growth Boundary as specified in the Interim Coordinated Planning Agreement Between the Town and Weld County et al.

This residential development will be designed to provide a rural atmosphere in an urban setting, giving a large majority of the medium to large sized residential lots direct view and access to open space incorporated into the layout. Those lots planned along existing major transportation routes shall be sized to facilitate additional setback of homes and to allow for additional landscape treatments. Each neighborhood will provide a variety of lot sizes - from approximately 32,670 square feet (3/4 acres)-down to 8,000 square feet. An area of approximately 46.00 acres (16.38%) is anticipated to remain as an open space amenity for the subdivision. This proposed open space will be further defined at the time of the Preliminary Development Plan ("PDP"). Also, in addition to the open space, over 21 acres (7.5%) of the total area will be set aside for mineral extraction. The future PDP layout provides for a minimum of 150-foot setbacks from the existing gas wells to any lot line or public street right-of-way.

A natural drainage way bisects the north half of the development. Several irrigation ponds were used to store irrigation water in the past along this drainage way. These ponds will be modified as necessary to provide on-site detention but also provide an amenity for the development in the way of new vegetation and ground cover that will enhance wild life such as small animals and birds.

All internal right-of-ways and roadway sections shall meet the Firestone Development Regulations. Water and sewer mains will be constructed primarily within the right-of-way provided.

Drainage will be provided via the curb and gutter along each side of the street. Detention ponds will be provided within the open space. Storm water will be released at the historical rate per Town of Firestone requirements.

Regional Impacts

The proposed project is located approximately three quarters of a mile east from the existing Town of Firestone boundary, along Firestone Boulevard. It is anticipated that there will be no impact on existing Town of Firestone water and sewer utilities in that new separate lines will be extended to serve the property from area utility Districts. Again, the property is shown to be within the Firestone Urban Growth Boundary.

A traffic study will be completed to determine the regional impact on traffic. Streets will be impacted to the extent that residents from this development will utilize existing streets in the course of every day activities of shopping, attending schools, traveling to and from work, etc. A letter will be provided regarding the potential regional impact on the school system. The public school system that will be serving this development is Weld County School District RE-1. School impact fees as may be required will be paid as part of building permit fees for this development. A new elementary school site has been identified in the Vogl development to the west.

Environmental Information

There are no known significant natural features or environmental issues related to this property as determined by on-site inspection. A Phase I Environmental Assessment will be completed for the project.

Utilities

All utilities will be installed underground, either within the rights-of-way of the interior streets, or within easements adjacent to said rights-of-way. No major utility structures will be required for this project except the Master Meter Vault to be paid for by the development and constructed by Central Weld County Water District.

The existing 10" water main in Weld County Road 26 is a Central Weld County Water District line.

This 10" water line and system will need to demonstrate the ability to deliver fire suppression demand.

In the early phase of Homestead At Firestone, this 10" water line can be extended through the development and utilized. However it will ultimately be transferred to the Town and then connect to a Town water main that this development will be required to extend.

No extension of the 12" Central Weld County Water District grid system will be required by this development or the Town of Firestone.

St. Vrain Sanitation District will treat sanitary sewer. A sewer main will be extended from an existing sewer main located approximately at Weld County Road 13.5 on Weld County Road 26. This main will be sized per Saint Vrain's Master Plan. It will extend East along Weld County Road 26 to the East side of the Development. A 12" main will be extended south through the Development and end at Firestone Boulevard.

Electrical power is to the site. United Power will provide service.

Gas is to the site. Xcel Energy will provide gas.

Grading Concept

The site generally slopes from south to north to approximately the quarter section line. From there, the west half of the property and the east half of the property generally slope towards the middle to the lower drainage area that continues to slope north and west to the north boundary. The site will be graded to allow surface drainage to be carried along the streets to inlets that will direct the flow to drainage swales and / or detention ponds. The swales will traverse across the open space so as to not impact improvements. Individual lots shall be graded as Type A or Type B lots as required to direct the storm water into streets or to back yard swales along back lot lines and then to nearby inlets. No walk out type structures are anticipated but final grading may allow them.

Service Requirements

The Town of Firestone will provide water service. The St. Vrain Sanitation District will provide sewer service. Electrical power will be provided by United Power, telephone service by Qwest, and natural gas by Xcel Energy. The Frederick-Firestone Fire Protection District will provide fire protection for the project. The property shall be included in the Carbon Valley Recreation District.

Circulation Systems

This project is bounded on the south by Firestone Boulevard (WCR 24), an existing rural paved road, on the west by Ingalls Street (WCR 17), an existing graveled road, and on the north by Zinnia Avenue (WCR 26), an existing graveled road. Firestone Boulevard leads west to intersect with Frontier Street (WCR 15), which is currently paved as a collector street to the south and a rural graveled road to the north. Continuing west, Firestone Boulevard intersects with Colorado Boulevard, a future major arterial street north and south that extends north to State Highway 66 and south to old Town of Firestone and State Highway 52. Colorado Boulevard is currently paved as a major collector street south and a paved rural street north. Continuing two miles west, Firestone Boulevard. intersects with Interstate I-25. East from the project on mile, WCR 24 intersects with WCR 19, a rural paved road that extends north to State Highway 66, and south to State Highway 52.

As this development will be entirely residential, no major thoroughfares are proposed or planned through the development. A traffic study will be submitted at the time of the PDP to make specific recommendations relative to necessary traffic improvements. Existing County Roads 17, 24, and 26 will be improved as required to accommodate traffic as required. All streets will have a dedicated right-of-way. Streets will be looped within each Phase of the project to insure adequate emergency access to each lot.

Access will be from one point along Firestone Boulevard, two points from Ingalls Street, and two points along Zinnia Avenue.

At the time of the PDP/FDP, internal access shall be provided to Lot 1 of the Minor Subdivision of Homestead At Firestone.

Land Use and Zoning

The project's existing zoning and existing land use is Agricultural. The project's proposed zoning is Planned Unit Development with the R-A Land Use Category. Rezoning is necessary to facilitate further development and to change from Weld County zoning to Town of Firestone zoning.

Density

The Dwelling Units Per Acre (DUPA) planned for this development is between 2.01 and 2.20 DUPA.

Building Height

The maximum building height shall be 38 feet as defined in the Firestone Development Regulations.

Land Use Table

Residential-A: 297.247 Ac. 100%

Development Schedule

The intent is to build the project in Phases of 30 - 40 lots per Phase. Based on economic conditions, phases may be combined to create one larger Phase. Development would begin at the south end of the project and proceed north. Each Phase will be based on the ability to provide emergency services to any lot. A temporary fire access will be provided as necessary off Firestone Blvd. until the street is extended to the access off of Ingalls Street (WCR 17.) Accordingly, the same will hold true for a secondary access to lots north of the quarter section line until a permanent second access is developed.

It is intended that after development of the first Phase, a connection will be made to the Town's existing water system located along Firestone Boulevard to provide a looping of the water system as may be approved in the Preliminary Utility Plans. Sanitary sewer will be extended through the development at the outset.

Park Development

There will be three (3) different levels of Park Development. First, areas that can potentially be impacted by oil and gas operations will be developed to a lower standard of Park land as directed by the Town of Firestone. The land would not be irrigated but would draw its moisture from typical rainfall in the area. Therefore, a dry land seed mix would be used to re-vegetate disturbed areas. This would be of a more 'natural' setting, but weeds will be maintained.

Secondly, areas that are not potentially impacted by oil and gas operations would be developed as Park lands as directed by the Town of Firestone. This Park land would not be irrigated except to insure a healthy stand of grass and other landscaping as required. A dry land seed mix would be used to re-vegetate disturbed ground in these areas. These areas would be 'maintained' but at a lower level. The second level would incorporate large detention and / or retention ponds into Park land in the drainage way. Parts of this land would be seeded with natural growing aquatic grasses and plants that may attract birds and small animals. Other parts could be laid out for recreational fields.

The third level of development would be a more traditional bluegrass covered park area with trees and picnic tables that would be irrigated with a sprinkler system.

In addition to levels two and three above, certain trees and bushes would be incorporated into this landscape. Local as well as regional walking trails would be designed to take advantage of the availability of all open space within the development.

All landscape cultural submittal requirements and reporting shall be as specified in the Firestone Development Regulations,

Private Maintenance and Enforcement

A Home Owners Association (HOA) shall maintain Parks and drainage facilities. The HOA shall be under the direction of a set of covenants established for the development. The covenants shall provide for the assessment of fees to provide maintenance and enforcement of the covenants.

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REVISIONS		By	Date
Description			
SUBMITTAL SETS		JW/PA	2-17-05
ADDRESS COMMENTS		JW/PA	3-9-05
CONDITIONS OF APPROVAL		JW/PA	4-12-05
UTILITY NOTES SECTION		JW/PA	5-20-05

JL

Walter Consulting

114 E. 5th Street
Loveland, CO 80537
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Project Management
Mobile (970) 539-9179
FAX (970) 203-1147

DATE: 9-27-04

SCALE: NO SCALE

DRAWN: JCW

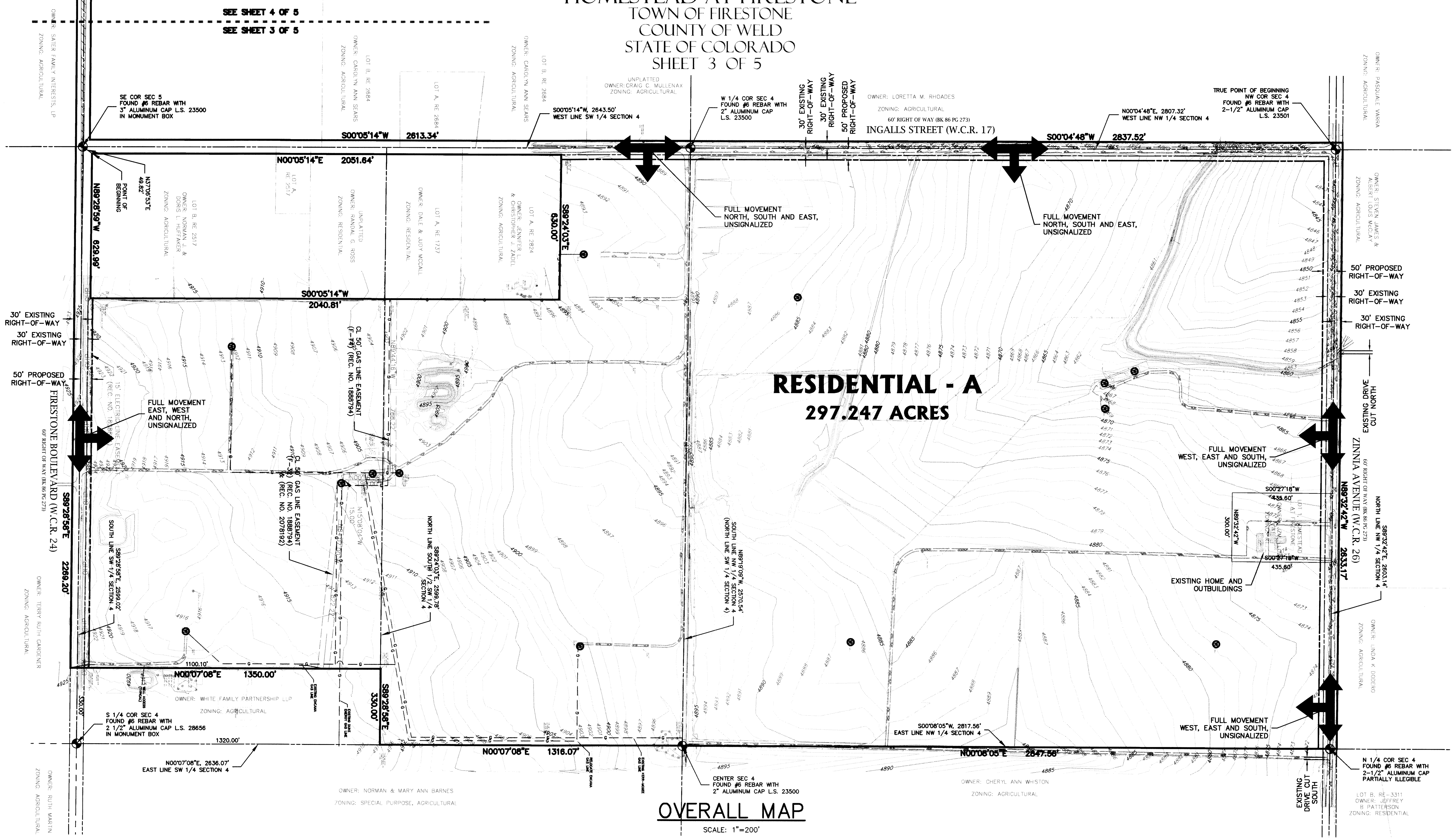
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OUTLINE DEVELOPMENT PLAN
HOMESTEAD AT FIRESTONE
HOMESTEAD AT FIRESTONE, LLC

JOB NO.:

SHEET 2 OF 5

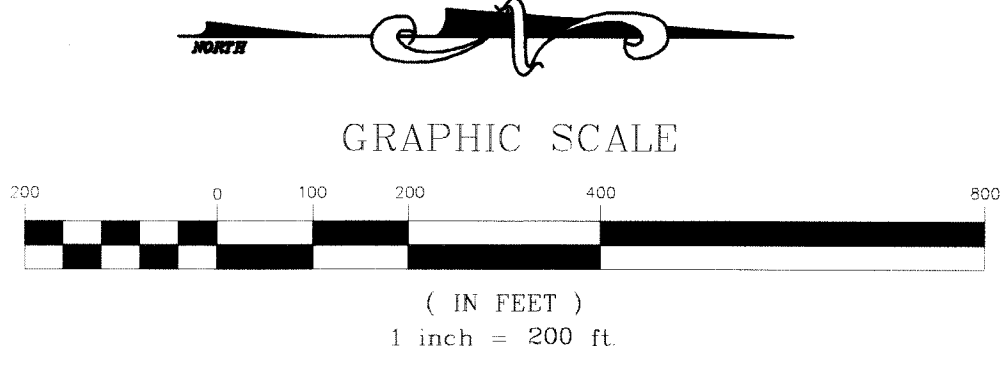
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3 of 5 R 51.00 D 0.00 Steve Moreno Clerk & Recorder

OUTLINE DEVELOPMENT PLAN
HOMESTEAD AT FIRESTONE
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 3 OF 5



- LEGEND**
- EXISTING OIL WELL FACILITY
 - EXISTING GASLINE
 - EXISTING GRAVEL EDGE
 - EXISTING FENCE
 - EXISTING ELECTRIC LINE
 - EXISTING WATERLINE

NOTE:
ZONING ACREAGE INCLUDES ALL OF HOMESTEAD AT
FIRESTONE ANNEXATIONS NO. 1 THROUGH NO. 5
WHICH INCLUDES THE ANNEXATION OF THE
ROADWAYS ALONG FIRESTONE BOULEVARD AND
OTHER COUNTY ROADS AS SHOWN.



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DATE: 9-27-04
SCALE: 1"=200'
DRAWN: JCW

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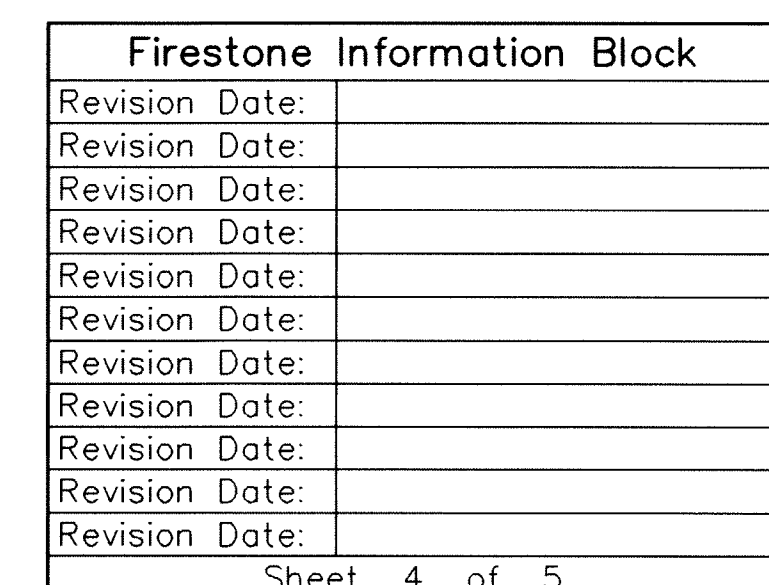
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CONDITIONS OF APPROVAL	JW/98A	4-12-05

TITLE:
ODP MAP SHEET
OUTLINE DEVELOPMENT PLAN
HOMESTEAD AT FIRESTONE
HOMESTEAD AT FIRESTONE, LLC

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REVISIONS		
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 Loveland, CO 80537
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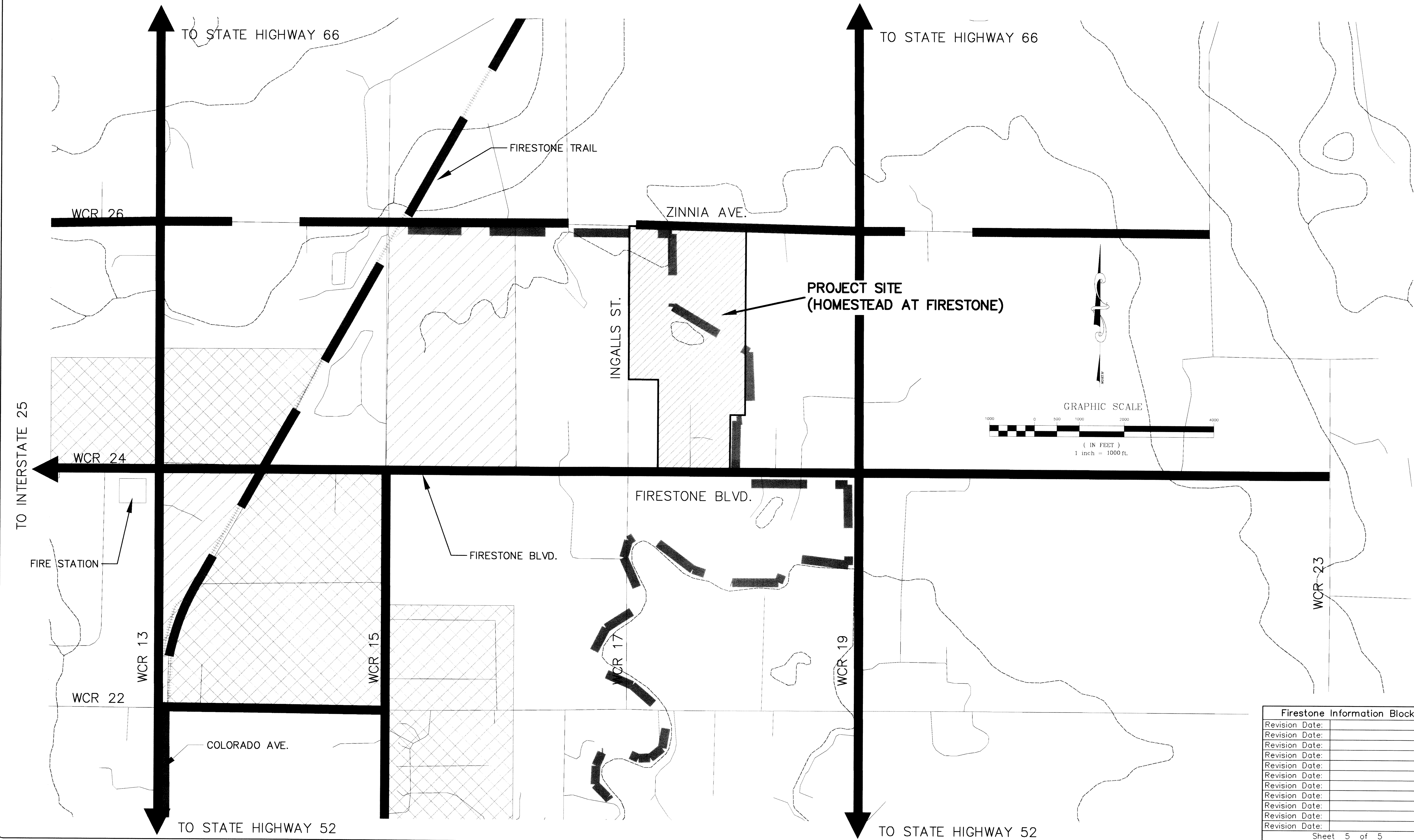
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SHEET
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OUTLINE DEVELOPMENT PLAN
HOMESTEAD AT FIRESTONE
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 5 OF 5

LEGEND

- FIRESTONE GROWTH BOUNDARY
- MAJOR MOTORIZED CORRIDORS
- MAJOR NON-MOTORIZED CORRIDORS
- POTENTIAL FUTURE NON-MOTORIZED CORRIDORS
- HOMESTEAD AT FIRESTONE
- EXISTING DEVELOPMENTS
- PROPOSED DEVELOPMENTS




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JL Walter Consulting
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Loveland, CO 80537
(970) 613-2037



Project Management
Mobile (970) 539-9179
FAX (970) 203-1147

DATE: 9-27-04
SCALE: 1"=1000'
DRAWN: JCW

TITLE:	SUB-AREA TRANSPORTATION PLAN OUTLINE DEVELOPMENT PLAN HOMESTEAD AT FIRESTONE HOMESTEAD AT FIRESTONE, LLC
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JOB NO.:	
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